PROPERTY DETAILS
SORO HOUSE
1688 DUCKER ROAD
SOUTH ROYALTON, VERMONT

PROPERTY SUMMARY

- 33 +/- Acres
- 3+ bedroom, 3.5 baths
- Views across the White River Valley
- Privacy
- Shared use of pond with next door neighbor
- Shared use of tennis court with two neighbors
- Gardens
- Orchards
- EC Fiber install in progress
- Access to Adjacent Trails
- Six minutes to Worthy Burger & South Royalton Co-op, 27 minutes to West Lebanon

RESIDENCE

- 1970 approximate year built
- 3920 sf (Town Record, we believe includes basement space
- Architectural Style: Contemporary
- 3+ Bedrooms, multiple offices
- 1st floor – Fireplaced great room with wood beams and dark wood flooring, opening to Kitchen with brick floor and dining room with fireplace, sliders to patio and elevated deck, views. Large office with wood stove, laundry room, bathroom with shower, carpeted bedroom with sliding doors, steps down to second small office.
- 2nd floor – Primary bedroom, full bath and sleeping loft
- Lower Level – semi-finished rec room, full bath, two additional rooms and two car garage, walkout.

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MAIN RESIDENCE DETAILS
FIRST LEVEL

Great Room

- Wood floors
- Fireplace
- Cathedral ceiling
- Open Stairway to second floor and loft
- Beamed ceiling
- Sliding doors to patio

Kitchen (brick floor)

- Cherry, stone and tile countertops
- Beautiful view from kitchen sink
- Ample country cabinetry
- Propane stove, unused interior grill, two wall ovens

Dining Room

- Massive fireplace
- Sliding doors to large deck in the trees with room to gather and listen to the birds

Large Study

- Cathedral ceiling
- Sliders to deck
- Vermont Castings Stove

Small Study

- Steps down from Great Room and Entry
- Lovely views

Half Bathroom

Laundry

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Full Bath with Shower

Bedroom
- Carpeted
- Slider

Laundry Room
- Washer, dryer
- Utility sink
- Storage

SECOND LEVEL

Primary Bedroom
- Fireplace
- Walk in closet

Primary Bathroom
- Tile flooring
- Tub shower
- Double sink

Sleeping Loft

LOWER LEVEL

Two-Bay garage

Additional Semi- Finished Space
- Rec room
- Two additional rooms
- Full bath with shower

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UTILITIES

- Oil heat (forced hot air and hot water) for main part of house, Propane for studies added in the 1990's
- Two oil tanks
- Domestic hot water
- Hot Water Tank Size ?
- 200 Amp Service
- Well Head – located by driveway on side of house
- Septic – Two septics, one for main part of house, another for basement which has been only occasionally used. Please see inspection results
- Propane Tanks – behind house off raised deck
- Generator – below raised deck
- Home Security: alarm system, mix of hard wired and battery detectors for smoke and CO2

ADDITIONAL INFORMATION AVAILABLE ON REQUEST

- SPIR
- Addendum to SPIR from Owners
- Home inspection report and list of recent renovations and repairs
- Mold Report and letter from Inspector (within acceptable letters, no remediation recommended)
- Septic Inspection Reports (Main system passes, basement system seemed fine but had not been recently used)
- Radon Test Reports (within EPA Range)
- Water Test results (no Coliform, elevated Iron)

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